

**Market Deeping Town Council – Planning and Highways Committee**

Minutes of a meeting of Market Deeping Town Council’s Planning and Highways Committee held on Wednesday 4 February 2026 at 7.00pm. Cllr Dr Byrd presided over Cllr Mrs Jones, Cllr Wey and Cllr Mrs Steel. The Deputy Clerk was in attendance.

Pam Steel informed that she had received a letter from a resident with concerns about the proposed housing development north of Towngate West.

**93. Chairman’s Welcome**

The Chairman welcomed everyone to the meeting at 7.05pm.

**94. Apologies for Absences**

Apologies of absence was received from Cllr Hughes and Cllr Neilson prior to the meeting.

**95. To Receive Declarations of Interest under the Localism Act 2011**

There were no declarations of interest.

**96. Minutes from the Planning and Highways Committee meeting dated 3 December 2025**

It was **RESOLVED** unanimously to accept the minutes of the Planning and Highways Committee meeting held on 3 December 2025 as a true and accurate record. The Chairman signed the minutes.

**97. Clerk’s Report**

	Comments
05.01.26 Quote received from the grass cutting contractor for the additional land at Charter Avenue which would be cut at the same time as the grass verges. Very small price increase compared to last year. Full Council agreed at the meeting on 14 January 2026 to proceed with this contract in line with the verge cutting contract for 2026.	21.01.26 Deputy Clerk has informed the contractor that Full Council have accepted the quote.
15.01.25 Invitation sent to Lincolnshire Highways to visit Market Deeping regarding parking availability/improvements in Godsey Crescent and is there sufficient footpath/crossing for pedestrians walking from Towngate East and crossing into the new development. A response is awaited.	Lincolnshire Highways Officer will be visiting Market Deeping on 5 February. The Committee agreed that the footpath from Towngate East to the development was no longer an issue but parking availability in Godsey Crescent still remains a concern and will be discussed with the Highways Officer.
Cllr Wey joined the meeting at 7.20pm  Solar Interactive Speed Devices - Lincolnshire County Council installed the three posts in early January and on the 14 January Lincolnshire’s Road Safety Officer installed the devices at the locations agreed by Planning and Highways Committee and Lincolnshire’s Road Safety Team. All devices are working well. The older devices that will be removed will now be relocated on Godsey Lane as agreed by Planning and Highways Committee, exact location to be approved by Lincolnshire Road Safety Team.	All three devices are working well. Cllr Dr Byrd exploring the possibility of highways installing an additional sign reminding drivers to give way to the right at the roundabout near the petrol station on Godsey Lane.
Email has been sent to all Councillors on behalf of Persimmon inviting them to a private meeting to hear about their proposed development north of Towngate West. The private meeting is 2.30pm on 4 February at the Green School, followed by a public exhibition from 3.30pm to 6.45pm.	A number of councillors from Market Deeping Town Council attended the private exhibition. The committee agreed that Cllr Mrs Jones would draft a response to Persimmon in response to their exhibition. Cllrs to forward any concerns/comments to Cllr Mrs Jones by midday on Tuesday 10 February. The response will be considered and approved by Full Council on 11 February. Cllr Dr Byrd informed that the Deeping Neighbourhood Plan Group would be writing to Persimmon with their comments.

## 98. Correspondence

Members had received a copy of the correspondence report prior to the meeting.

Correspondence to be noted – Received up to 4 February 2026				
No.	Received from	Date Received	Subject	Committee Response
1.	SKDC	03.12.25	Agenda for Planning Committee, 11 December 2025, 1.00pm	Noted.
2.	SKDC	03.12.25	Minutes for Planning Committee, Thursday 27 November 2025, 1.00pm	Noted.
3.	SKDC	08.12.25	Record of valid planning applications registered between 1 – 5 December 2025	Noted.
4.	LCC	10.12.25	Notification of temporary traffic regulation order – Market Deeping TTR014788 Organisation responsible for restriction: National Grid Electricity Distribution Reason for restriction: Emergency – High voltage cable fault Nature and location: Emergency road closure order - John Eve Way (Between Joan Wake Close & Chestnut Way) Period of restriction: 10.12.25 – 16.12.25	Noted.
5.	SKDC	15.12.25	Record of valid planning applications registered between 8 – 12 December 2025	Noted.
6.	SKDC	15.12.25	S25/2129/FULL Response from SKDC regarding the committee's request for the following information. How access to water will be obtained? Response: Not required How foul water will be discharged? Response: Not required How will clients gain access to the building? Response: Please refer to transport statement What are the hours of business? Response: Please refer to transport statement	Deputy Clerk emailed SKDC's response to Committee members on 15 December requesting that if they had any further queries/comments that these are passed to the planning officer as soon as possible.  No further queries were received from the committee.
7.	LCC	18.12.25	Notification of temporary traffic regulation order – Market Deeping TTR014343 Road Closure Order – Northfield Road East (Closed Southwest of Cross Road) Reason for restriction: Tree trimming & maintenance Period of restriction – 02.02.26 – 02.02.26 Approx 3 hours between 07.00 & 17.00	Deputy Clerk emailed to All Councillors.
8.	SKDC	22.12.25	Record of valid planning applications registered between 15 – 19 December 2025	Noted.
9.	SKDC	05.01.26	Record of valid planning applications registered between 29.12.25 – 02.01.26	Noted.
10.	SKDC	05.01.26	Minutes for Planning Committee, Thursday 11 December 2025, 1.00pm	Noted.
11.	LCC	07.01.26	Notification of temporary traffic regulation Order – Market Deeping TTRO14543	Noted.

			Road closure order – A1175 Stamford Road (Between A15 Market Deeping Bypass & a point 380m West) Period of restriction: 16.02.26 – 17.02.26 20:00 to 05:00	
12.	SKDC	12.01.26	Record of valid planning applications registered between 5 – 9 January 2026	Noted.
13.	SKDC	14.01.26	Agenda for Planning Committee – Thursday 22 January 2026, 10.00am	Noted.
14.	SKDC	19.01.26	Record of valid planning applications registered between 12-16 January 2026	Noted.
15.	SKDC	20.01.26	Supplement: Additional information report to the agenda for Planning Committee, Thursday 22 January 2026, 1.00pm	Noted.
16.	SKDC	21.01.26	SKDC – Local Development Scheme 2026-2029	Email sent to all councillors on 21.01.26.
17.	SKDC	26.01.26	Record of valid planning applications registered between 19-23 January 2026	Noted.
18.	SKDC	02.02.26	Record of valid planning applications registered between 26-30 January 2026	Noted.
19.	SKDC	04.02.26	Minutes for Planning Committee, 22 January 2026	Noted.

**Correspondence to be acted upon – Received up to 4 February 2026**

No.	Received from	Date Received	Subject	Committee Response
1.	Resident	07.01.26	Enquiry about attending a council meeting regarding the proposed land for development on the outside of Market Deeping within the Peterborough boundary.	The Deputy Clerk responded to the resident confirming the date of the next P&H Committee meeting, a copy of MDTC's response to Peterborough City Council's (PCC) draft local plan, provided a copy of PCC's report on key issues raised dated September 2025 and a link to PCC's website.
2.	Resident	21.01.26	Resident requested that a street name sign is moved to the entrance to Kingsgate as public services and emergency services are not able to locate the road. Requests that the sign is moved further down the road at the access to Kingsgate.	The Committee agreed to raise this at the meeting with the Highways Officer on 5 February.
3.	Peterborough City Council	23.01.26	Peterborough Local Plan Public Consultation – Alternative Site Option (Land at West Wittering). Deadline to respond 5 March 2026 at 11.59pm	The Committee noted.
4.	LCC	28.01.26	Have your say: National Highways & Transport (NHT) Survey. Deadline to respond 28.02.26	Sent to P&H Committee members on 29.01.26. It was agreed that the survey would be completed as last year.

**99. Finance**

**a) Omega Report: Review of performance to date, budget/expenditure/income**

The Clerk had provided members with a report prior to the meeting. Cllr Dr Byrd asked members if there were any comments on the omega report and there were none.

**Planning**

**100. To consider the planning applications received up to 4 February 2026, as per SKDC Weekly Planning lists**

<b>Ref. no</b>	<b>Application details and address</b>	<b>MDTC response</b>
S25/2366	Applicant: Mr Robert Golland Location: Land at Stowgate Fen Road North, Deeping St Nicholas, Spalding, PE11 3DP Proposal: Erection of a free-range egg production unit with associated infrastructure App Type: Full Planning Permission SKDC deadline: 03.01.26	The Committee had no comment.
S25/2307	Applicant: Mr P Merrill Location: 65 Clover Road, Market Deeping, PE6 8JX Proposal: First floor dormer window in existing pitched roof of dwelling App Type: Householder SKDC deadline: 28.12.25	The Committee had no comment.
S25/2246	Applicant: Mr George Wilkinson Location: Land off Northfield Road, Market Deeping, PE6 8LG Proposal: Construction of a culvert and associated dropped kerb access on Northfield Road for the Internal Drainage Board to access existing IDB owned ditch App Type: Full Planning Permission SKDC deadline: 28.12.25	The Committee had no comment.
S25/2424	Applicant: Simon Machen Location: Land adjacent to Northfield Industrial Estate, Market Deeping Proposal: EIA screening opinion for the erection of circa 28,000 square metres of built footprint across a range of 'employment' use classes (Classes E (c)(g)/B2/B8) which may also include a small element, circa 650 square metres, of sui generis drive thru use adjacent to the site access/A1175 App Type: Screening Opinion – EIA	No response required from Parish Council. For information purposes only.
S25/2268	Applicant: Mr Scales Location: 11 and 12 Woodcroft Close, Market Deeping, PE6 8BT Proposal: Reduce wild Hawthorn hedge to previous points (TPO-241) App Type: Works to TPO Tree(s) SKDC deadline: 11.12.25	The Committee had no comment.
S26/0047	Applicant: Mr S Alder Location: 7 Wade Park Avenue, Market Deeping, PE6 8JH Proposals: Construction of a single-storey rear extension spanning the full width of the existing property App Type: Lawful Development (Proposed) SKDC deadline: 19.02.26	The Committee had no comment.

**101. Planning applications and their results received up to the 4 February 2026**

Ref No.	Application details and address	SKDC Decision
S25/1846	Applicant: Mrs Luke Johnson Location: 50 Church Street, Market Deeping, PE6 8AL Proposal: Section 211 Notice to fell Ash tree (T1) Date received: 03.10.25 Decision date: Work allowed 27 November 2025	Work allowed 27 November 2025
S25/2341	Applicant: Openreach Part 16 Telecoms Notification received on 03.12.25 Location: Land at Stamford Close, Market Deeping Proposal: To install three 10m light wood poles	08.12.25 SKDC has no objection to the proposal.
S25/1901	Applicant: Mr Jeff Osborn Location: 25 Church Street, Market Deeping, PE6 8AN Proposal: Proposed replacement of existing timber window with new window to match on a like for like basis Date received: 08.10.25 Decision date: 03.12.25	Consent has been granted
S25/1740	Applicant: Charles Reid Location: 4 Douglas Road, Market Deeping First Schedule: Change of use of supported living accommodation (C3b), to a children's home, for up to two children, with a manager or deputy and up to three carers, two of whom will be awake overnight, working on a rota basis (C2) Date received: 16.09.25 Decision date: 05.12.25	Certificate of Lawful use or development (Proposed)
S25/1827	Applicant: Mr Jack Brown Location: 11 Cedar Close, Market Deeping, PE6 8BD Proposal: Demolition of rear conservatory with replacement of new brick built and pitched roof addition, additional side extension to ground floor w.c. Date received: 21.10.25 Decision date: 10.12.25	Grants Planning Permission
S25/1882	Applicant: Mr Tim Burrows Location: Land rear of 45 Towngate East, Market Deeping, PE6 8LQ Proposal: Construction of 3 self-contained dwellings, associated parking, landscaping and storage Date received: 06.10.25 Decision date: 16.12.25	Grants Planning Permission
S25/2047	Applicant: Mr Sam Copland Location: 22 Towngate, West Market Deeping, PE6 8DG Proposal: Construction of two storey extension to rear elevation with single storey to side elevation. Rebuild chimney stack Date received: 28.10.25 Decision date: 17.12.25	Grants Planning Permission
S25/2407	Applicant: Jeff Osborn Location: 25 Church Street, Market Deeping, Lincolnshire Proposal: Submission of details relating to condition 3 (details of all proposed joinery works) of planning permission S25/1901 – proposed replacement of existing timber window with new window to match on a like for like basis. Date received: 11.12.25 Decision date: Details approved 19 December 2025	Details approved by SKDC on 19.12.25
S25/2445	Application Type: Licensing Consultation Registered: 16 December 2025	SKDC Development Management has no objections to the Licence being granted.

	<p>Proposal: Application for a new premises licence  Location: Deeping Petrol Filling Station Godsey Lane,  Market Deeping  An application to amend the existing planning permission  S01/1344</p>	
S25/1895	<p>Applicant: Mr Humphrey Jamieson  Location: 81 High Street, Market Deeping, PE6 8ED  Proposal: Section 73 application for a variation of conditions  2 (amended plans) and 4 (materials) of S20/1432 (Erection  of two-storey, detached dwelling) relating to changing  details of the building and external materials  Date received: 05.11.25  Decision date: 08.01.26</p>	Grants Planning Permission
S25/2129	<p>Applicant: Mrs E Stanejko  Location: 77 Godsey Crescent, Market Deeping, PE6 8HU  Proposal: Existing outbuilding change of use to sui generis  (dog grooming)  Date received: 06.11.25  Decision date: 09.01.26</p>	Grants Planning Permission
S25/2052	<p>Applicant: Mr Joseph Wild  Location: Land off Wellington Way, Market Deeping  Proposal: Submission of details reserved by conditions 3  (Construction Management Plan) and 10 (Estate Road  Phasing and Completion Plan) of planning permission  S24/2110 – Erection of 11 dwellings with associated access,  parking and landscaping.  Date received: 28.10.25  Decision date: Details approved 08.01.26</p>	Details are acceptable
S25/2246	<p>Applicant: Mr George Wilkinson  Location: Land Off Northfield Road, Market Deeping, PE6  8LG  Proposal: Construction of a culvert and associated dropped  kerb access on Northfield Road for the Internal Drainage  Board to access existing IDB owned ditch.  Date received: 20.11.25  Decision date: 13.01.25</p>	Grants Planning Permission
S25/2268	<p>Applicant: Mr Scales  Location: 11 and 12 Woodcroft Close, Market Deeping, PE6  8BT  Proposal: Reduce wild hawthorn hedge to previous points  (TPO-241)  Date received: 27.11.25  Decision date: Work allowed 15.01.26</p>	Work allowed 15.01.26
S25/2307	<p>Applicant: Mr P Merrill  Location: 65 Clove Road, Market Deeping, PE6 8JX  Proposal: First floor dormer window in existing pitched roof  of dwelling  Date received 01.12.25  Decision date: 26.01.26</p>	Grants Planning Permission
S25/2424	<p>Applicant: Simon Machen  Location: Land adjacent to Northfield Industrial Estate  Market Deeping  Proposal: EIA screening opinion for the erection of circa  28,000 square metres of built footprint across a range of  ‘employment’ use classes  (Classes (c)(g)/B2/B8) which may also include a small  element, circa 650 square metres, of sui generis drive thru  use adjacent to the site access/A1175  Date received: 01.12.25</p>	SKDC’s decision is that an environmental impact assessment is not required.



**102. For members to review the monitoring of approved planning applications**

The Committee agreed that planning application S23/2350 can be removed from the monitoring sheet.

**Highways**

**103. For members to review reported highways issues.**

The Deputy Clerk had circulated a copy of the Highways issue report prior to the meeting.

MDTC Reported Highway Issues – Planning & Highways Committee – up to 4 February 2026				
No.	Highway Issue	Date reported	Reported to	Response
1	Halfleet (between St Guthlac’s Church and Towngate) – Significant carriageway deterioration.	22/07/20	LCC Ref 373932	Fix my street details below 23/07/20 – Investigating 23/07/20 – In Progress 25/11/20 – Action scheduled 04/01/21 – Chased up by District Cllr 18/02/21 – In Progress 10.12.21 – LCC reported fixed 05.01.22 Cllr Shelton advised that he would check that the road had been repaired. 07.12.22 – P&H Cttee to check if the work had been carried out by LCC, if not resubmit request for the repair work. As requested, the Deputy Clerk has written to the county Councillor for Market Deeping and awaiting a response. Discussed with Senior Highways Officer from LCC on 2 May – awaiting feedback 02.06.23 – LCC highways have visited the site and have confirmed that repair work is required. This will be programmed in but could not give a date at this time. 10.02.25 – LCC highways informed that the whole road along Halfleet and Church Street will be resurfaced, which is an increase to the original programme but no timescale could be given.
2	Increase in traffic/parking on Godsey Lane following the relocation of the post office. Concern expressed by residents that it is unsafe for pedestrians.		LCC	*Meeting took place with Cllr Shelton, Cllr Dr Byrd, Cllr Mrs Jones, Deputy Clerk and the Senior Highways Officer, LCC on 2 May, awaiting feedback. 12.06.23 LCC informed that a written forward planning brief for the parking restrictions to be reviewed outside the post office and around the junction had been sent to the county councillor for approval. Once approved it can be submitted to be included on the programme of works. As it is a substantial programme they cannot provide a timeframe at present. 27.02.24 – Deputy Clerk requested an update from LCC highways. 05.06.24 – Deputy Clerk reported that LCC Highways were following this up. 25.09.24 – Deputy Clerk requested an update from LCC regarding the parking restrictions near the post office and pedestrian crossing points. 26.09.24 – LCC checking on progress. Nov/Dec 24 - Safe crossing points have been installed on Godsey Lane.
3	Pavement Gap – Northfield Road	02.05.23	LCC	*As above – ongoing

4	Quiet Lane Status – Millfield Road	02.05.23		*As above – ongoing 03.09.25 – Cllr Mrs Jones confirmed that this is ongoing.
5	Stamford Road – Cllrs request for double yellow lines to be installed outside the two new houses due to the narrowness of the road. The yellow lines would not be installed outside existing properties.	06.06.23	LCC	07.07.23 - LCC will review this request once the building work has been completed but believes the narrowing of the road actually is a natural form of traffic calming.
6	Bend on Northfield Road into Blenheim Way.			06.09.23 P&H Cttee requested this be listed on the Highways report for monitoring. The Committee have raised this as an area of concern with LCC on previous occasions. 02.02.24 – Two road incidents took place on Friday 2 February 2024. A business in the area has copied in LCC, Police, Lincs Road Safety Partnership and the district councillor. 09.02.23 Two further road incidents reported by local business to LCC/Police/District Councillor. 12.02.24 Deputy Clerk contacted LCC Highways as per P&H Cttee’s request for immediate safety measures to be installed at this location. 21.02.24 – LCC responded and informed that they have carried out interim measures to address concerns, including lining improvements and vegetation clearance so warning signs are more visible. Works are underway to review the speed limit on Northfield Road and works are also planned to re-texture the road surface and improve skid resistance later this year. 01.05.24 – LCC consulting on reducing the speed limit to 40mph on Northfield Road. 01.05.24 – P&H Cttee resolved unanimously to request that the speed limit is reduced to 30mph due to the new housing development and future housing developments along Northfield Road. 29.05.24 – Consultation response sent from P&H Cttee to LCC.
7	Cllr reported a broken bench located in St Guthlac’s Avenue. The bench is not owned by MDTC	04.10.24	FixMyStreet Ref 4198498	SKDC referred the matter to LCC. 22.01.26 Followed up with SKDC as Lincs saying bench does not belong to them.
8	3 dead trees along Millfield Road	03.07.25	FixMyStreet Ref 2848553	04.07.25 LCC reported that this issue is more complicated than they first thought. They will need to do further investigations and will let MDTC know the situation as soon as they can. 08.07.25 LCC completed their investigation and works are now planned. 10.07.25 Cllr Steel informed that there are more trees along Millfield Road that are dead and need to be assessed. 10.07.25 Deputy Clerk updated Fixmystreet that there are dead trees along the whole of Millfield Road that needs to be assessed.

				<p>10.07.25 LCC informed the highways team have issued this work out to one of their delivery gangs and will let the council know when the job is complete.</p> <p>26.11.25 Reported to LCC that the trees that were initially reported have not be removed although some trimming had taken place on other trees.</p> <p>03.12.25 – As this is a protected Green Lane MDTC would like new trees to be planted where the dead trees have been removed to preserve the context of the Lane. Deputy Clerk to request.</p> <p>15.12.25 – Deputy Clerk contacted LCC requesting new trees as above.</p> <p>20.01.26 – LCC reported fixed.</p>
9	Earlier in the year a tree fell across Stamford Road due to strong winds. The tree was removed from the road and laid on the verge, there are still a lot of chopped branches on the verge which needs clearing.	03.07.25	FixMyStreet Ref 2848556	<p>03.07.25 LCC logged the report.</p> <p>21.07.25 LCC are sorry but they are not taking immediate action with this report because their current resources are extremely limited and have to focus their enforcement on matters of a significant danger or nuisance to road users. LCC will, however, continue to monitor the site during their routine inspections and will review the situation.</p>
10	Resident reported that The Orchard pavement is a trip hazard due to uneven surface.	11.08.25	Fixmystreet Ref 2852524	<p>13.08.25 – Reported by Cllr Dr Byrd on Fixmystreet</p> <p>13.08.25 – LCC investigating.</p>
11	Resident concerned that trees located on Lady Margaret's Avenue appear to be dying or diseased.	04.10.25	Fixmystreet No reference provided	<p>06.10.25 – LCC investigating.</p> <p>07.10.25 – LCC acknowledge the resident's concerns and have carried out an initial inspection. Whilst LCC won't be taking immediate action, they are seeking specialist arboricultural advice and will arrange for any advised works once their assessment has been completed. If the fault deteriorates significantly, please report this again to LCC.</p> <p>Jan 2026 – Reported that the tree had been removed.</p>
12	Pothole on the High Street	13.11.25 17.11.25	Fixmystreet 2861332	<p>14.11.25 LCC investigating</p> <p>Report to LCC that the pothole has deteriorated over the weekend.</p> <p>18.11.25 LCC referred to Virgin Media who is responsible for this issue.</p> <p>w/c 24.11.25 Pothole fixed.</p> <p>09.12.25 – Reported to LCC that pothole has been partially repaired by Virgin Media. A photo sent showing the size and depth of pothole as of 09.12.25.</p>
13	Dropped drain on the High Street	27.11.25	Fixmystreet 2863218	<p>27.11.25 Reported to LCC</p> <p>27.11.25 LCC investigating</p> <p>27.11.25 Deputy Clerk spoke to Highways informing that the drain is about to drop and a Christmas Fayre is taking place on 30.12.25. Highways informed this should be done within 24 hours.</p> <p>27.11.25 LCC Highways issues work out to delivery gang.</p> <p>18.12.25 LCC reported fixed.</p>
14	LCC light no.7	03.12.25	Fixmystreet 2864175	<p>04.12.25 Reported to LCC</p> <p>18.12.25 Reported fixed</p>

15	Paving area outside Moore Thompson, 27 Market Place, PE6 8EA. Cracked slabs some of which are wobbly and a trip hazard	17.12.25	Fixmystreet 2866001	17.12.25 Reported to LCC 17.12.25 LCC have investigated and works are now planned. Once the work is due to take place they will let the council know. 24.12.25 LCC reported action is scheduled.
16	Drain collapsed and pipework showing. Location next to pedestrian crossing and William Hildyard Primary School	19.01.26	Fixmystreet 2870608	19.01.26 Reported to LCC 20.01.26 LCC issued to delivery gang. Action scheduled. 23.01.26 LCC reported fixed.
17	Drain blocked in the layby outside Linfords and Manor Flowers	26.01.26	Fixmystreet 2872393	26.01.26 Reported via Fixmystreet 02.02.26 LCC inspected and acknowledge that this gully/system is blocked, but because it is not causing a serious highway safety or flooding property and therefore they will not be ordering work at this time.

**Conservation Area**

**104. For members to review any issues relating to the Conservation area**

Cllr Dr Byrd informed that no further communication had been received regarding the former factory shop boarding.

**105. For members to review any matters arising from the public session**

Pam Steel to enquire if the resident who contacted her about the development north of Towngate West had contacted her as a Councillor, if so, the letter should be referred to the Town Council to consider.

**106. To consider items for inclusion on the agenda for the next meeting**

Cllr Dr Byrd informed that Lincolnshire County Council had approved the licences for the Wayfinding Project and therefore installation of the benches would take place in due course.

- SKDC Walking Festival in April (PB)

The next meeting is to be held on 4 March 2026.

There being no other business, Cllr Dr Byrd thanked everybody for their attendance and closed the meeting at 8.25pm.

**Chairman signature.....**

**Date.....**